STATE OF TEXAS
COUNTY OF HARRIS

We, 2801 P STREET LLC, acting by and through Refoel Newhouse, CEO, and Yosef Zohar, COO, Owner, hereinafter referred to as the Owners of the property subdivided in the above and foregoing map of P STREET LLC, do hereby make subdivision of said property; and easements therein shown, and designate said Subdivision as P STREET LLC, in the N. CLOPPER SURVEY, ABSTRACT NO. 198, CITY OF DEER PARK, HARRIS COUNTY, TEXAS and dedicate to public use as such, the streets and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and does hereby bind myself, my heirs, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of industrial park development thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

IN TESTIMONY WHEREOF, the 2801 P STREET LLC, has caused these presents to be signed by Refoel Newhouse, CEO, and Yosef Zohar, COO, thereunto authorized, this the _____day of_____, 20___.

2801 P STREET LLC

_____
Refoel Newhouse
CEO

_____
Yosef Zohar
COO

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Refoel Newhouse, CEO, of 2801 P STREET LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein expressed, and as the act and deed for said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20___.

_____
Notary Public in and for the
State of Texas

_____
My Commission Expires:

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Yosef Zohar, COO, of 2801 P STREET LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein expressed, and as the act and deed for said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20___.

_____
Notary Public in and for the
State of Texas

_____
My Commission Expires:

PUBLIC WORKS AND ENGINEERING APPROVAL

I, City Engineer for the City of Deer Park, do hereby certify that the plat of this subdivision complies with the City of Deer Park's subdivision ordinance.

_____
Dilcia Jimenez-Vasquez, P.E., MEM
Director of Planning and Development/City Engineer

PLANNING AND ZONING APPROVAL

We, the undersigned members of the Deer Park Planning and Zoning Commission, in a meeting duly and legally held in the City of Deer Park, in accordance with City Ordinances, on the _____ day of _____ 20___, on a motion made and seconded, adopted, approved said subdivision of P STREET LLC, and by its order, duly recorded in the minutes of the Deer Park Planning and Zoning Commission, ordered said plat filed for record in the Office of the County Clerk of Harris County, Texas.

WITNESS OUR HANDS at Deer Park, Harris County, Texas,

this the _____ day of _____, 20___.

By: _____
Troy Cothran, Chairman
Planning and Zoning Commission

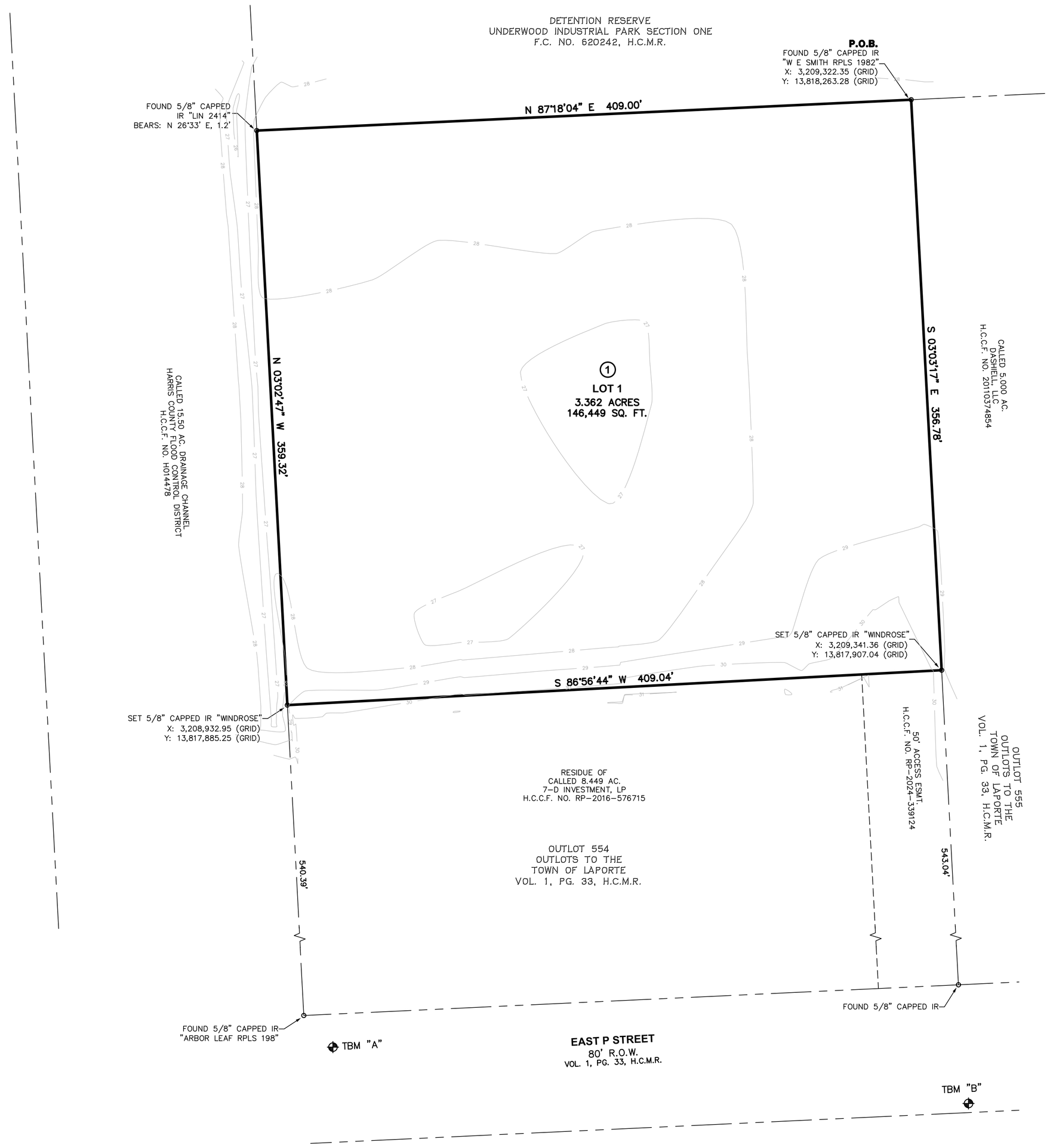
By: _____
Don Tippit, Secretary
Planning and Zoning Commission

FIRE DEPARTMENT APPROVAL

We, Fire Chief and Fire Marshal, do hereby certify that this plat provides for adequate fire protection and the proper location and number of fire hydrants in compliance with all pertinent ordinances.

By: _____
Phillip Arroyo
Fire Chief

By: _____
Buddy Rice
Fire Marshal



I, MATTHEW CARPENTER, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

STATE OF TEXAS
REGISTERED
MATTHEW CARPENTER
6942
PROFESSIONAL
LAND SURVEYOR

_____
MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR – 0.99988182I.
3. EXISTING IMPROVEMENTS ARE NOT SHOWN.
4. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0940M REVISED/DATED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
6. SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN STORM WATER DRAINAGE EASEMENT AGREEMENT RECORDED UNDER H.C.C.F. NO. RP-2024-339125. (BLANKET IN NATURE, NOT PLOTTABLE)
7. SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PUBLIC UTILITIES EASEMENT AGREEMENT RECORDED UNDER H.C.C.F. NO. RP-2024-339126. (BLANKET IN NATURE, NOT PLOTTABLE)

DESCRIPTION

A TRACT OR PARCEL CONTAINING 3.362 ACRES OR 146,449 SQUARE FEET OF LAND SITUATED IN THE NICHOLAS CLOPPER SURVEY, ABSTRACT NO. 198, ARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.3620 ACRE TRACT OF LAND CONVEYED TO 2801 P STREET LLC AS RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. RP-2024-339122, ALSO BEING OUT OF OUTLOT 554 OF OUTLOTS TO THE TOWN OF LA PORTE, MAP OR PLAT THEREOF RECORDED UNDER VOLUME 1, PAGE 33 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), WITH SAID 3.362 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "W E SMITH" FOUND ON THE SOUTHERLY LINE OF THE DETENTION RESERVE OF UNDERWOOD INDUSTRIAL PARK SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 620242, H.C.M.R. MARKING THE COMMON NORTHERLY CORNER OF SAID 3.3620 ACRE TRACT AND A CALLED 5.000 ACRE TRACT OF LAND CONVEYED TO DASHIELL, LLC AS RECORDED UNDER H.C.C.F. NO. 20110374854, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 03 MIN. 17 SEC. EAST WITH THE COMMON LINE OF SAID 3.3620 ACRE TRACT AND SAID 5.000 ACRE TRACT, A DISTANCE OF 356.78 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEASTERLY CORNER OF SAID 3.3620 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD (ILLEGIBLE) FOUND MARKING THE COMMON SOUTHERLY CORNER OF SAID 5.000 ACRE TRACT AND A CALLED 8.449 ACRE TRACT OF LAND CONVEYED TO 7-D INVESTMENT, LP AS RECORDED UNDER H.C.C.F. NO. RP-2016-576715 BEARS SOUTH 03 DEG. 03 MIN. 17 SEC. EAST, 543.04 FEET;

THENCE, SOUTH 86 DEG. 56 MIN. 44 SEC. WEST WITH THE SOUTHERLY LINE OF SAID 3.3620 ACRE TRACT, A DISTANCE OF 409.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EASTERLY LINE OF A CALLED 15.50 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED UNDER H.C.C.F. NO. H014478 MARKING THE SOUTHWESTERLY CORNER OF SAID 3.3620 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "ARBOR LEAF" FOUND MARKING THE SOUTHWESTERLY CORNER OF SAID 8.449 ACRE TRACT BEARS SOUTH 03 DEG. 02 MIN. 47 SEC. EAST, 540.39 FEET;

THENCE, NORTH 03 DEG. 02 MIN. 47 SEC. WEST WITH THE COMMON LINE OF SAID 3.3620 ACRE TRACT AND SAID 15.50 ACRE TRACT, A DISTANCE OF 359.32 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON WESTERLY CORNER OF SAID 3.3620 ACRE TRACT AND SAID DETENTION RESERVE, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 18 MIN. 04 SEC. EAST WITH THE COMMON LINE OF SAID 3.3620 ACRE TRACT AND SAID DETENTION RESERVE, A DISTANCE OF 409.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.362 ACRES OR 146,449 SQUARE FEET OF LAND.

BENCHMARK — PUBLISHED ELEVATION – 23.74'

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 020285, A BRASS DISC STAMPED "RM 020285", LOCATED FROM SH 225 AND BATTLEGROUND ROAD, TRAVEL SOUTH 0.6 MILES TO X STREET, THEN EXIT BATTLEGROUND TO THE WEST JUST PAST X STREET ONTO GRASS SHOULDER, THEN FOLLOW DITCH ON WEST SIDE 0.75 MILES TO A BOX CULVERT IN LINE WITH P STREET. MONUMENT IS AT NORTHWEST CORNER OF BOX CULVERT. (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" — ELEVATION – 27.18'

A BOX CUT ON THE NORTHEASTERLY CORNER OF A STORM SEWER INLET LOCATED ON THE NORTHERLY SIDE OF EAST P STREET 1400' +/- WEST OF THE CENTERLINE INTERSECTION OF UNDERWOOD ROAD AND EAST P STREET.

TEMPORARY BENCHMARK "B" — ELEVATION – 30.36'

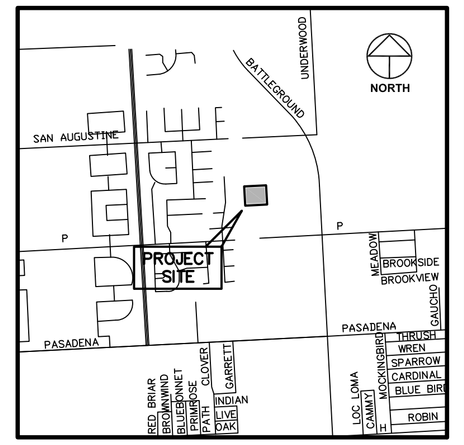
A BOX CUT ON A CONCRETE HEADWALL LOCATED ON THE SOUTHERLY SIDE OF EAST P STREET 1000' +/- WEST OF THE CENTERLINE INTERSECTION OF UNDERWOOD ROAD AND EAST P STREET.

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20___, at _____ o'clock___M., and duly recorded on _____, 20___, at _____ o'clock___M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

_____
Teneshia Hudspeth
County Clerk of
Harris County, Texas

By: _____
Deputy



DEER PARK, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

NORTH

40 0 40 80 120 Feet

GRAPHIC SCALE: 1" = 40'

ABBREVIATIONS

A.E.	– AERIAL EASEMENT
D.E.	– DRAINAGE EASEMENT
ESMT.	– EASEMENT
FND	– FOUND
H.C.C.F.	– HARRIS COUNTY CLERK FILE
H.C.D.R.	– HARRIS COUNTY DEED RECORDS
H.C.M.R.	– HARRIS COUNTY MAP RECORDS
IP	– IRON PIPE
IR	– IRON ROD
NO.	– NUMBER
PG.	– PAGE
R.O.W.	– RIGHT-OF-WAY
AC.	– ACRES
SQ. FT.	– SQUARE FEET
VOL.	– VOLUME
B.L.	– BUILDING LINE
W.L.E.	– WATER LINE EASEMENT
S.S.E.	– SANITARY SEWER EASEMENT
U.E.	– UTILITY EASEMENT
(S)	– SET 5/8" CAPPED IR "WINDROSE"

P STREET LLC

A SUBDIVISION OF
3.362 AC. / 146,449 SQ. FT.
SITUATED IN THE
NICHOLAS CLOPPER SURVEY, ABSTRACT NO. 198
CITY OF DEER PARK, HARRIS COUNTY, TEXAS

1 BLOCK 1 LOT

MAY 2025

Owner
2801 P STREET LLC
4811 Underwood Rd.
Pasadena, TX 77507
845-570-9313

Surveyor
WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

Z:\6180 - 2801 P STREET\PLAT\20250529-PLAT-P STREET LLC-60180-P132460.DWG - BHAMILTON - 05/29/25